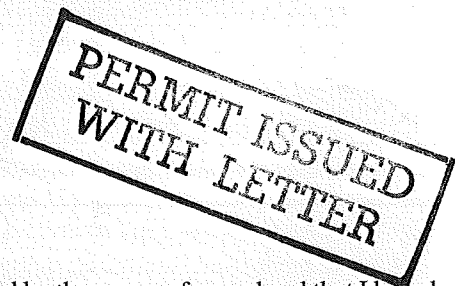


City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: <u>961</u> 123 Riverside Industrial Park ST.		Owner: <u>Miccuci Bros. Inc.</u>		Phone:		Permit No: 961007
Owner Address:		Leasee/Buyer's Name:		Business Name:		
Contractor Name: <u>Sheridan Corp</u>		Address: <u>P.O. Box 359, Fairfield, ME 04937</u>		Phone: <u>774-6133</u>		Permit Issued: OCT - 9 1996
Past Use: <u>Vacant lot</u>		Proposed Use: <u>Office/Warehouse</u>		COST OF WORK: <u>\$ 21,000.0-0</u>		
				PERMIT FEE: <u>\$ 1,625.00</u>		
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:
				Signature: <u>[Signature]</u>		
Proposed Project Description: <u>Build office/warehouse as per plans</u>				PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)		Zone: <u>229 87</u> CBL:
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		
Permit Taken By: <u>Vicki Dover</u>		Date Applied For: <u>9/25/96</u>		Signature: _____ Date: _____		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..



Call Kenneth Lamoreaux for P/U 774-6138

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

Kenneth Lamoreaux 9/25/96 774-6138
 SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:
 Kenneth Lamoreaux
 Sheridan Corp

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

- Zoning Appeal**
- Variance
 - Miscellaneous
 - Conditional Use
 - Interpretation
 - Approved
 - Denied

- Historic Preservation**
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review

- Action:**
- Approved
 - Approved with Conditions
 - Denied

Date: 9/25/96

CEO DISTRICT

COMMENTS

27-96 Foundation & w/c Plumbing OK (P)

Feb 12-97 Steel frame OK for Covering (P)

May - 20 - Final - Temp only -

July - 28 - 97 - Call for Perm Final Conf - all ok except for D.R.C. - Andy says they were never notified & called Sheidan (Stone) - J. Wendell will go out this week - (P)

10/ 9/26/97 - DRC approval received
Issue permanent Conf

Warehouse w/ incidental office space -

No limitations (P)

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 961 Riverside St (329-B-007)

Issued to Micucci Brothers

Date of Issue 03 October 1997

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 961007, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Warehouse/Incidental Office Space

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

10/2/97 *[Signature]*
.....
(Date) Inspector

[Signature]
.....
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

[Handwritten initials]



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Kandi Talbot, Planner
Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: September 26, 1997

RE: Micucci Bros. Warehouse; ⁹⁶¹Riverside Street; Permanent Certificate of Occupancy

I have reviewed the completed site work at 961 Riverside Street and find that a permanent certificate of occupancy may be issued.

*copy to
741 Warren Av
04103
at check store*

CITY OF PORTLAND, MAINE

PLANNING BOARD

Cyrus Hagge, Chair
John H. Carroll, Vice Chair
Joseph R. DeCoursey
Kenneth M. Cole III
Jaimey Caron
Kevin McQuinn
Deborah Kricheis

August 30, 1996

Mr. Ken Lamoreaux
The Sheridan Corp.
P.O. Box 359
Fairfield, Maine 04937

RE: Micucci Warehouse, Lot 12 Riverside Industrial Park

Dear Mr. Lamoreaux:

On August 27, 1996 the Portland Planning Board voted unanimously (4-0; DeCoursey, Cole absent) to approve your request for waiver of sidewalk and granite curb along the frontage of Riverside Street.

The Board also voted unanimously (4-0; DeCoursey, Cole absent) to approve the site plan for the new 35,540 sq. ft. building with office, warehouse, and distribution space at Lot 12, Turnpike Industrial Park Subdivision with the following conditions:

- that a drainage easement and an access easement be provided.
- that the plans should be revised per comments made by Steve Bushey, DeLuca-Hoffman Associates, Inc. dated August 19, 1996.
- that a typical pipe trench detail drawn to City of Portland Design Standards be provided; and
- that a typical, wye connection detail for connection into city sewer be provided.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report # 46-96, which is attached.

Please note the following provisions and requirements for all site plan approvals:

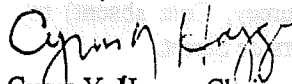
1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

O:\PLAN DEV\REV\PROJECTS\LT12RIVR\APPR\VLTR.WPD

2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

If there are any questions, please contact the Planning Staff.

Sincerely,



Cyrus Y. Hagge, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
George Flaherty, Director of Environmental/Intergovernmental Services
Kathi Staples PE, City Engineer
James Seymour, Acting Development Review Coordinator
William Bray, Deputy Director of Public Works
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Assistant Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 8, 1996

Sheridan Corporation
P.O. Box 359
Fairfield, Maine 04937

RE: 961 Riverside St.

Dear Mr. Sir,

Your application to construct office/warehouse has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable State and Federal laws.

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARE MET.

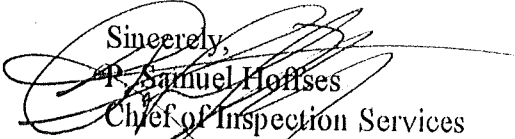
Site Plan Review Requirements

Building Inspection : Approved , a separate permit is required for signage. M. Schmuckal
Development Review Coordinator : See attached letter dated August 30, 1996. S. Bushey
Fire Dept.: Approved: Lt. McDougall
Planning Div.: Approved, See attached letter dated August 30, 1996. K. Talbot

Building and Fire Code Requirements

1. Please read and implement items 1,2, 5,6,7,14,17&18 of the attached building permit report.
2. Please read and implement items 14,17,&18 of the attached Fire Code Permit Report.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

cc: M. Schmuckal K. Talbot , S. Bushey, Lt. McDougall
J Seymour

BUILDING PERMIT REPORT

DATE: 8/OCT/96 ADDRESS: 961 Riverside Ind. Parkway

REASON FOR PERMIT: To Construct office/warehouse

BUILDING OWNER: Miccuci Bros. Inc.

CONTRACTOR: Sheridan Corp.

PERMIT APPLICANT: APPROVAL: *1 *2 *5 *6 *7

DENIED: *14 *17 *18

CONDITION OF APPROVAL OR DENIAL

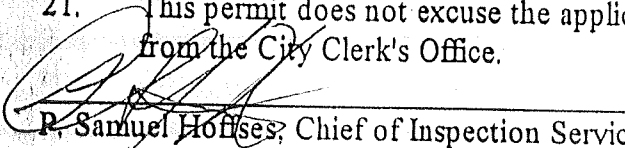
- *1. Before concrete for foundation is placed, approvals from the Development Review coordinator and Inspection Services must be obtained. (A24 hour notice is required prior to inspection)
- *2. Precaution must be taken to protect concrete from freezing.
- 3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- 4. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1996)
- 5. Guardrail & Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
- *6. Headroom in habitable space is a minimum of 7'6".
- *7. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
- 8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- 9. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall

have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. feet.

10. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
11. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
12. The boiler shall be protected by enclosing with on (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
13. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, Section 19, 919.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 1. In the immediate vicinity of bedrooms
 2. In all bedrooms
 3. In each story within a swelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

14. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
15. The Fire Alarm System shall be maintained to NFPA #72 Standard.
16. The Sprinkler System shall maintained to NFPA #13 Standard.
17. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1996)
18. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
19. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
20. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
21. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffses, Chief of Inspection Services c.c. Lt. McDougall P. F. D.

FIRE CODE PERMIT REPORT

DATE: 10/2/96 ADDRESS: 961 Riverside St
PERMIT TO: Miccuci Bros
OWNER/CONTRACTOR: Sherride
APPROVED DENIED

CONDITIONS OF APPROVAL/DENIAL

1. The boiler or furnace shall be protected by enclosing with one hour fire rated construction including fire doors and ceiling or by providing automatic extinguishment and smoke protected enclosure. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide a 0.15 gpm, per square foot of floor throughout the entire area. An indicating shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
2. All required Fire Alarm Systems shall have the capability of "Zone Disconnect" via switches or key pad program provided the method is approved by the Fire Prevention Bureau.
3. All remote annunciators shall have a visible "trouble" indicator along with the Fire Alarm "Zone" indicators.
4. Any Master Box connected to the Municipal Fire Alarm System shall have a supervised Municipal Disconnect Switch.
5. All Master Box locations shall be approved by the Fire Department Director of Communications. A Master Box shall be located so that the center of the box is five feet above finished floor.
6. All Master Box locations are required to have a locked box (knoxbox).
7. A fire alarm acceptance report shall be submitted to the Portland Fire Department.
8. All underground tank removal(s) and/or installation(s) shall be done in accordance with the Department of Environmental Regulations (Chapter 691).
9. **No cutting of tanks on site.** Cutting of tanks is to be done at an approved tank disposal site.
10. Fire Dispatcher must be at least 48 hours in advance of removal and/or transportation of tanks.
11. All above ground L/P storage tanks shall be located in accordance with NFPA 58 Standards.
12. Any tank located near the path of vehicle movement shall be protected with appropriate permanent barricades.

13. All piping shall be protected from possible mechanical damage and vandalism.

14. A 4" storz fire department connection is required.

15. Any new sprinkler construction over six sprinkler heads needs to have State Fire Marshal approval.

16. Any renovations of sprinkler systems over 20 sprinkler heads needs to have State Fire Marshal approval.

17. A sprinkler performance test shall be submitted to the Portland Fire Department after completion of sprinkler work.

18. State Fire Marshal approval is required for this project.

Lt. G. McDougall
Fire Prevention Officer
City of Portland

Applicant: Kenneth Lamoreaux

Date: 10/7/96

Address: 961 Riverside St.

C-B-L: 329-B-7

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - I-1

Interior or corner lot -

Proposed Use/Work - New Bldg

Sewage Disposal -

Lot Street Frontage - 60' req - 310' shown

Front Yard - 25' req - 40' shown

Rear Yard - 25' req - 40' shown

Side Yard - 25' req 40' shown

34790

Projections -

Width of Lot -

Height - 45' MAX - 32' shown

Lot Area -

Lot Coverage/ Impervious Surface - N/A

Area per Family -

Off-street Parking - 42 Spaces req - 48 Spaces shown

Loading Bays - 3 loading bays

Site Plan - yes - major

Shoreland Zoning/ Stream Protection - N/A

Flood Plains -

office space = $114' \times 41' = 4674 \text{ sq ft}$
 $\rightarrow 4674 \div 129 = 36 \text{ spaces}$
 ~~$4348 \div 100 = 43 \text{ spaces}$~~
 Warehouse $125' \times 240' = 30000 \text{ sq ft}$
 $30000 \div 1000 = 30 \text{ spaces}$
~~43 spaces req~~



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number _____

SHERRILL MICUCCI BROS. PARTNERSHIP

24 July 1996

Applicant _____

Application Date _____

Applicant's Mailing Address _____

Ken - 774-6136

Project Name/Description _____

961 Riverside St/Industrial Way

Consultant/Agent _____

Sheridan Corp

Address of Proposed Site _____

329-9007

Applicant or Agent Daytime Telephone, Fax _____

Assessor's Reference: Chart-Block-Lot _____

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) _____

33,906 Sq Ft

230,068 Sq Ft

Proposed Building Square Feet or # of Units _____

Acres of Site _____

Zoning _____

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer Kandice Talbot

- Approved Approved w/Conditions listed below Denied

- See attached letter
- _____
- _____
- _____

Approval Date 8/27/96 Approval Expiration 8/27/97 Extension to _____ date date Additional Sheets Attached

Condition Compliance Kandice Talbot 9/5/96
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>9/20/96</u> date	<u>\$11,130.00</u> amount	<u>Dec. 9, 1997</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>9/20/96</u> date	<u>\$300.00</u> amount	
Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
Performance Guarantee Released	_____ date	_____ signature	
Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
Defect Guarantee Released	_____ date	_____ signature	

Address: 961



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number _____

Applicant XXXXXXXXX Micucci Bros. Partnership

Application Date 24 July 1996

Applicant's Mailing Address Ken - 774-6138

Project Name/Description 961 Riverside St/Industrial Way

Consultant/Agent Sheridan Corp

Address of Proposed Site 961 Riverside St/Industrial Way

329-B0007

Applicant or Agent Daytime Telephone, Fax [Handwritten]

Assessor's Reference: Chart-Block-Lot _____

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) _____

RA 34,540 ~~33,900~~ Sq Ft
Proposed Building Square Feet or # of Units

230,868 Sq Ft
Acreage of Site

Zoning _____

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer Steve Bushey

- Approved Approved w/Conditions listed below Denied

- See Attached letter
- _____
- _____
- _____

Approval Date 8/20/96 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance Kandice Talbot for 9/5/96
signature date
Steve Bushey

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted 9/20/96 \$11,130.00 Dec. 9, 1997
date amount expiration date
 Inspection Fee Paid 9/20/96 \$300.00
date amount

Performance Guarantee Reduced _____
date remaining balance signature
Performance Guarantee Released _____
date signature
Defect Guarantee Submitted _____
submitted date amount expiration date
Defect Guarantee Released _____
date signature

Address: 961 Riverside St/Industrial Way - Micucci



CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

I. D. Number _____

~~XXXXXXXX~~ Micucci Bros. Partnership

24 July 1996

Applicant

Application Date

Applicant's Mailing Address

Ken - 774-6138

Project Name/Description

Riverside St/Industrial Way

Consultant/Agent

Sheridan Corp

Address of Proposed Site

329-B-007

Applicant or Agent Daytime Telephone, Fax

[Handwritten Signature]

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) _____

33,906 Sq Ft

230,868 Sq Ft

I-1

Proposed Building Square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer *Marge Schmaack*

- Approved Approved w/Conditions listed below Denied

1. *Separate permits are required for signage*

2. _____
3. _____
4. _____

Approval Date 10/7/96 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Address: 961 Riverside St/Industrial Way - Micucci



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number _____

XXXXXXXX Micucci Bros. Partnership

24 July 1996

Applicant _____

Application Date _____

Applicant's Mailing Address _____

Ken - 774-6138

Project Name/Description _____

Riverside St/Industrial Way

Consultant/Agent _____

Sheridan Corp

Address of Proposed Site _____

329-30007

Applicant or Agent Daytime Telephone, Fax _____

[Handwritten Signature]

Assessor's Reference: Chart-Block-Lot _____

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) _____

33,906 Sq Ft

230,868 Sq Ft

Proposed Building Square Feet or # of Units _____

Acreage of Site _____

Zoning _____

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer [Handwritten Signature]

- Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 7/24/96 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Address: 961 Riverside St/Industrial Way - Portland



The Sheridan Corporation

September 24, 1996

Mr. Sam Hoffses
Code Enforcement Department
City of Portland
389 Congress Street
Portland, ME 04101

Re: Micucci Brothers Facility, Riverside Drive

Dear Sam:

This is a review of the facility from the point of view as to use group and building construction type.
(100.00) = BOCA Code Reference #

1. Use Groups
 - A. Warehouse/Freezer/Cooler = S-1 (311)
 - B. Office Space = B-1 (304)
2. We choose type 2C building construction.
 - A. The building is fully sprinkled per NFPA 13 and (906.2.1).
3. We intend to construct this facility under the provision of (313.0) mixed use groups. This sections allows the owner/designer to choose which mixed use group option he wishes to use.
4. We chose (313.1.1) non-separated use groups.
 - A. Per this option, we will apply the most restrictive construction type to the entire building.
5. Construction Type 2C has the following height and area restrictions.
 - A. S1 = 8,400 s.f. plus 2 st. - 30'
 - B. B = 14,400 s.f. plus 3 st. - 40'

Mr. Sam Hoffses
September 24, 1996
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6. Increases allowed per code.
 - A. Allowable area increase due to street frontage (per 506.2) (see attached analysis of frontage increase).
 - B. Allowable area increase due to automatic sprinkler system installations (per 506.3).
 - C. These two increases allow the size of this building to increase by 200% for (506.3) and another 120.6% for (506.2) for a total increase of 320.6%.

7. S1 is the most restrictive construction type with an area limitation of 8,400 s.f. allowable area, with increase that is increased to:

8,400 s.f. plus (200% of 8,400 s.f.) plus (120.6% of 8,400 s.f.) = 35,331 s.f. total area allowed.

8. The proposed building has the following fire areas

Office Area = Use Group B = 2,300 s.f.
Warehouse/Freezer/Cooler = Use Group S1 = 32,490 s.f.

First Floor Total = 34,790 s.f.

In conclusion, we believe that given the aforementioned, we can construct this hangar, office and attached service area as a non-separate mixed use building (allowable area is 35,331 s.f., which is greater than our 34,790 s.f.).

Therefore, we propose a fully sprinkled building, Type 2C Construction, with non rated separations between use groups.

If you have any questions, please call me as soon as possible.

Thank you.

Sincerely,

Kenneth S. Lamoreaux
Director of Engineering

KSL/cat

cc: G. Owen, B. Nelson, D. Cutchin, S. Daicy, C. Stone
ref:kl\hoffses3.ltr

Street Frontage Increase Review

Use Group B

Open
perimeter (506.2) $\frac{0}{\text{North}}$ $\frac{20}{\text{East}}$ $\frac{115}{\text{South}}$ $\frac{20}{\text{West}}$

Open
perim. 115 ft. Perimeter 270 ft.

$$\% \text{ Open perimeter} = \frac{(115/270) \times 100 = 43}{(\text{Open perim./perim.}) \times 100\%}$$

$$\% \text{ Tab. area increase} = \frac{2(43 - 25) = 36}{(506.2) \quad (2 \times (\% \text{ Open perim.} - 25\%))}$$

Use Group S1

Open
perimeter (506.2) $\frac{240}{\text{North}}$ $\frac{150}{\text{East}}$ $\frac{125}{\text{South}}$ $\frac{150}{\text{West}}$

Open
perim. 665 ft. Perimeter 780 ft.

$$\% \text{ Open perimeter} = \frac{(665/780) \times 100 = 85.3}{(\text{Open perim./perim.}) \times 100\%}$$

$$\% \text{ Tab. area increase} = \frac{2(85.3 - 25) = 120.6}{(506.2) \quad (2 \times (\% \text{ Open perim.} - 25\%))}$$